Document #4543

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Doc. #4543

January 24, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: **WASHINGTON PARK PROJECT MASS. R-24 FINAL DESIGNATION OF REDEVELOPER DISPOSITION PARCEL L-35**

On December 22, 1983, the Authority tentatively designated the Twelfth Baptist Church, Inc. as redeveloper to construct a permanent parking lot on Disposition Parcel L-35 in the Washington Park Renewal Area.

Subject parcel contains 24,411 square feet of land and is located on Warren Street across from the Twelfth Baptist Church. The Church has had a license since 1980 from the Authority to operate a church related non-commercial parking lot on said parcel.

The first phase construction has been completed by the Church which included hard topping and landscaping at a cost of approximately $27,000. The second phase construction will be done in the spring of 1985 which will consist of fencing and additional landscaping.

Community support has been strong by evidence of written letters to the Authority by various groups and associations. Final Plans and Specifications have been approved by the Authority's Design Department.

It is therefore recommended that the Authority finally designate the Twelfth Baptist Church, Inc. as redeveloper of parcel L-35 in the Washington Park Urban Renewal Area and the Authority approve the final working drawings and specifications and further authorize conveyance of subject parcel.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF TWELFTH BAPTIST CHURCH, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL L-35
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Twelfth Baptist Church, Inc. has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel L-35 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Twelfth Baptist Church, Inc. be and hereby is finally designated as Redeveloper(s) of Parcel L-35 in the Washington Park Urban Renewal Area.

2. That it is hereby determined that Twelfth Baptist Church, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Twelfth Baptist Church, Inc. for the development of Parcel L-35 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel L-35 to Twelfth Baptist Church, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

PARCEL L-35

ADDRESS	Corner Warren & Regent Street
AREA	24,411 s.f.
WIDTH	120 feet
DEPTH	200 feet
SITE	
ACCESS	Regent Street
PARKING	20 Cars
DU's	
TYPE	
ZONING	L-1/H-1
USE	Commercial (Restaurant)

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS SEE:
WASHINGTON PARK URBAN RENEWAL PLAN
PROJECT NO. MASS. R-24
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.

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DISPOSITION PARCELS

DATE

WASHINGTON PARK
URBAN RENEWAL AREA
MASSACHUSETTS R-24
BOSTON REDEVELOPMENT AUTHORITY

N

TO: THE BOSTON REDEVELOPMENT AUTHORITY

The Warren Garden Tenants Association is in favor of the Twelfth Baptist Church's proposal to construct a landscaped parking lot at the corner of St. James and Regent Streets in Washington Park.

Sincerely,

Bessie Lee Jefferson
Residents Mgr.

TO: THE BOSTON REDEVELOPMENT AUTHORITY

The Fountain HillNeighborhood Association is in favor of the Twelfth Bapitst Church's proposal to construct a landscaped parking lot at the corner of St. James and Regent Streets in Washington Park.

Sincerely,

Mr. Robert Ryan (Director)
Boston Housing Authority
1 City Hall Square
Government Center
Boston, Mass 02201

Dear Mr Ryan:

I am a resident in the area of Twelfth Baptist Church on Warren street in Roxbury, and I have observed for some time now the parking situation that they have. It seem that they do have a large congregation and so in much need of parking facilities. I would like to propose the lot across the street from Twelfth Baptist church a well-needed remedy for this situation. It is large and with some tipping put down on it, could accomodate their needs greatly. I hope that you will consider this in your agenda soon.

Sincerely,
Mary Melton

TO: THE BOSTON REDEVELOPMENT AUTHORITY

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Sincerely,

Rosalee Jefferson
Residents Mgr.

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Sincerely,

140 Warren St.
Roxbury, Mass.
Dec 20, 1983

Dear Sir:

I am writing you about the land on Warren Street across from 140-460 Warren St, That Could be used so effecently as a parking lot for the Church

Twelfth Baptist really need a place to park, as it is a large congregation and they really need the space. By using the parking lot it would eliminate the parking that the resident use in front of their apartments also it give space for Ambulance - or fire Trucks to get to the building in case of an emergency I think it would be for best for all concerned if the Church is allowed to purchased that land for a parking lot.

Thanking you in advance for your Consideration.

Respectfully
Laura E. Stanley

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Boston Housing Authority
1 City Hall Square
Government Center
Boston, Mass 02201

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Laura E. Stanley